

RESOLUTION NO. 26 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING A TENTATIVE SUBDIVISION MAP, SITE REVIEW PERMIT, AND A CANNABIS USE PERMIT FOR COLUSA TRIPLE CROWN

WHEREAS, applications have been received for a Tentative Subdivision Map (TSM 25-01), a Site Review Permit (SRP 25-01), and a Cannabis Use Permit (Cannabis UP 25-01) on approximately 86 acres of land that will be designated Agricultural on the City's General Plan diagram and located in the city's AG – Agricultural zoning district on property on vacant land on Will S. Green Road, directly east of the Wastewater Treatment Plant, identified as Assessor's Parcel No. 017-020-026 (portion of) (the "Project"); and

WHEREAS, under an attached Ordinance, the City Council has considered an amendment to the Colusa Municipal Code (CMC) Appendix A - Section 21.5 to permit cannabis operations subject to issuance of a Cannabis Use Permit.

WHEREAS, under an attached Ordinance, the City Council has considered an addition to the CMC to add Appendix A – Section 17.5 Agricultural regulations, which would permit subdivisions on land zoned AG – Agricultural into parcels with a minimum of 5 acres. In this instance, the proposed TSM would comprise 10 parcels totaling 86.06 acres, ranging from 10.83 to 6.44 acres, with an average parcel size of 8.606 acres.

WHEREAS, Appendix A – Section 17-15 of the CMC allows for the Planning Commission to make written recommendations to the City Council to approve a proposed tentative Map

WHEREAS, the Planning Commission has considered the Initial Study and proposed Mitigated Negative Declaration (MND) and Modified Mitigation Monitoring Reporting Program (MMRP), which concluded that the Project, with mitigation included, will not result in a significant impact on the environment; and

WHEREAS, the City is required by Public Resources Code section 21081.6 (a) to adopt a mitigated monitoring reporting program to ensure that the mitigation measures adopted by the City are carried out; and

WHEREAS, a Mitigation Monitoring and Reporting Program for the project has been prepared; and

WHEREAS, the Planning Commission considered the Project, staff report, conditions of approval, and adopted a resolution recommending approval of the project and adoption

of the Mitigation Monitoring and Reporting Program prepared for the Project and comments submitted at a noticed public hearing held on February 4, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUSA AS FOLLOWS:

1. With regard to the Tentative Subdivision Map, the City Council finds that:
 - A. That the proposed subdivision, together with the provisions for its design and improvements, is consistent with the Subdivision Map Act, the General Plan, and all applicable provisions of the Colusa Municipal Code, as well as the Conditions of Approval and the Mitigation Monitoring Reporting Program.
2. With regard to the Site Review Permit, the City Council finds that:
 - A. That the proposed structures are located and designed in a manner to minimize their views from public right of way, in that the heights of the structures are a maximum of 44-feet and are illustrated to be painted in a shade of green to blend into the surroundings. The project has been conditioned to require exterior lighting directed downward and at an intensity in compliance with the Colusa Municipal Code to reduce glare, light pollution, and light trespass on adjacent properties. The project will provide on-site vehicle and bicycle parking, as well as end-of-service improvements to accommodate employees, including shower facilities. The location is not near residential or commercial land uses, nor is it near goods or services that would attract individuals. The proposed designations are consistent with the surrounding land uses as discussed above
3. With regards to the Cannabis Use Permit, the City Council finds that:
 - A. That the proposed Cannabis Use Permit, together with its proposed location, the Colusa Municipal Code requirements pertaining to operational standards, odor control, building and premises security, as well as state requirements, regulations, licensing and standards as directed by the Medicinal and Adult Use Cannabis Regulations (MAUCRSA) and the Department of Cannabis Control (DCC) would not be detrimental to the health, safety and welfare of to the city of Colusa.
 - B. There are no physical or environmental constraints on the property that would prohibit use of the site for a Cannabis operation, as the operation is permitted in the A-G Agricultural zoning district, subject to use permit issuance. The proposed location is not near residential or commercial land uses and is not near goods and services that would attract individuals. The proposed designations are consistent with the surrounding land uses as discussed above.
4. With regards to the Mitigated Negative Declaration, the City Council finds that:
 - A. City has prepared a Mitigated Negative Declaration (MND) for the Project and a mitigation monitoring and reporting program for the Project pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resource Code §2100 et

seq.) CEQA Guidelines (14 Cal. Code Regs., § 1500 et seq.) and the local procedures adopted by the city.

B. The Mitigated Negative Declaration reflects the City of Colusa's independent judgement and analysis

5. Based on all of the above, the City Council hereby approves:

A. The City Council approves the Tentative Subdivision Map (TSM 25-01) dated April 9, 2025, as set forth in Exhibit I, attached hereto; and

B. The City Council approves a Site Review Permit (SRP 25-01), pages 1 through 9, as set forth in Exhibit II, attached hereto;

C. The City Council approves Cannabis Use Permit (Cannabis UP 25-01) to be located on APN 017-020-026 (Portion Of), which is directly east of the city's Wastewater Treatment Plant; and

D. The City Council adopts the Mitigated Monitoring Reporting Program (MMRP) for the Colusa Triple Crown project, as set forth in Exhibit II, attached hereto.

THE FOREGOING RESOLUTION was duly introduced and passed at a regular meeting of the City of Colusa City Council Meeting held on the _____ day of _____ 2026, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DENISE CONRADO, MAYOR

ATTEST:

Shelly Kittle, City Clerk

Exhibit I – Tentative Subdivision Map

Exhibit II – Project Details – Elevations – Pages 1 through 9.

Exhibit III – Mitigated Monitoring Reporting Plan (MMRP)